

ITEM#: _____ ORD 08-46
FISCAL IMPACT: _____
FUNDING SOURCE: _____
ACCOUNT #: _____
BUDGET OPENING REQ'D

ISSUE:

S-25-2008 – Galicia Subdivision

SYNOPSIS:

Applicant: Oscar Galicia
Proposal: Final Plat Approval
Location: 1597 West Claybourne Ave
Zoning: R-1-6

BACKGROUND:

Mr. Oscar Galicia, is requesting final plat approval for the Galicia Subdivision. The proposed subdivision will amend lots 38-41 in Block 7 of the Chesterfield Subdivision. The purpose for the subdivision is to create an additional building lot. The existing dwelling will remain on what will be lot 1. Various out-buildings will be removed as part of the new subdivision. A new two car garage will be constructed on lot 1 to replace the existing garage used by the single family dwelling. All setbacks to the existing dwelling will be met as part of the new subdivision.

The property is zoned R-1-6. The minimum lot size in this zone is 6,000 square feet with a minimum frontage of 65 feet. The applicant is requesting a reduction to the frontage of what will be lot 2. The width of the property fronting Lester Street is only 127.51 feet. This will provide a 65 foot width for lot 1 and a 62.51 foot width for lot 2. Staff has explained to the applicant that the frontage for the second lot could be reduced if the dwelling size is increased by 200 square feet and all masonry products are used on the exterior of the dwelling. The applicant understands this and will comply with this provision of the ordinance.

Access to the subdivision will be gained from Claybourne Avenue and Lester Street. At the present time, public improvements do not exist along either street frontage.

RECOMMENDATION:

The Planning Commission approved this application.

SUBMITTED BY:

Steve Lehman, Current Planning Manager